

176.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
601,400 / 601,400

USE VALUE:

601,400 / 601,400

ASSESSED:

601,400 / 601,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
45		HIBBERT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CARRIGAN ANDREW G	
Owner 2:		
Owner 3:		

Street 1:	45 HIBBERT ST
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02476

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:		

PREVIOUS OWNER	
Owner 1:	SYNAN DANIEL M & ELIZABETH -
Owner 2:	-
Street 1:	45 HIBBERT ST
Twn/City:	ARLINGTON
StProv:	MA
Postal:	02476

NARRATIVE DESCRIPTION
This parcel contains 3,330 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census:
Flood Haz:
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101 One Family 3330 Sq. Ft. Site 0 70. 1.56 6
363,930 363,900

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3330.000	237,500		363,900	601,400		117938
							GIS Ref
							GIS Ref
							Insp Date
							07/09/18

Total Card	0.076	237,500		363,900	601,400	Entered Lot Size
Total Parcel	0.076	237,500		363,900	601,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	400.93	/Parcel: 400.9	Land Unit Type:

Parcel ID	176.0-0001-0006.0
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!13715!

PRINT

Date	Time
12/11/20	03:38:10

LAST REV

Date	Time
07/30/18	11:59:15

apro
13715

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SYNAN DANIEL M	47609-213		6/12/2006		400,000	No	No		
	12052-587		8/11/1971		23,000	No	No	N	

